

Comparative Market Analysis



Researched and prepared by

Sean Ali

Subject Property

8 Woodland Rd

Newtown, PA 18940

Prepared exclusively for

Maggie Soboleski



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Subject Property

8 Woodland Rd
Newtown, PA 18940



Location		Lot	
County:	Bucks, PA	Acres:	10
MLS Area:	Upper Makefield Twp	Lot SqFt:	435600
School District:	Council Rock	Pool:	In Ground
Building			
Property Type:	FARM	Heating:	// Bottled Gas/Propane, Natural Gas, Natural Gas Available
Bedrooms:	6	Cooling Type:	Central A/C
Full/Half Baths:	7 / 3	Garage Spaces:	0
		Fireplaces:	8
		Basement Type:	Full
		Year Built:	2008
		Above Grade Fin SQFT:	9,432
		Building SQFT:	9,432
		Total SQFT:	9,432
		Price per SQFT:	\$0.00
Listing and Selling Information		Days on Market / Taxes	
MLS #:	47-008-007-007	Zoning:	CM
Tax ID #:	47-008-007-007	Land Use Code:	1051
		Tax Annual Amount:	\$75,556
		Tax Assessed Value:	\$437,570





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Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Public Record Comparable Properties

Address	List Price	Closed Price	Concss	Beds	Baths	Full Baths	Half Baths	List Abv Grd	Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
8 Woodland Rd				6	7	3		9,432	9,432		\$0.00	
368 Thompson Mill Rd		\$4,702,500		6	6	2		7,985	7,985		\$588.00	02/05/2024
60 Street Rd		\$3,075,000		6	5	1		7,331	7,331		\$419.00	07/17/2024
Averages:		\$3,888,750		6	6	2		7,658	7,658		\$503.50	

Median of Comparable Listings: **\$3,888,750**

Average of Comparable Listings: **\$3,888,750**

	Low	Median	Average	High	Count
Comparable Price	\$3,075,000	\$3,888,750	\$3,888,750	\$4,702,500	2
Adjusted Comparable Price	\$3,075,000	\$3,888,750	\$3,888,750	\$4,702,500	2
DOM					0





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Comparables Overview

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Selling Price between \$3,075,000 and \$4,702,500

6 Bedrooms

5 to 6 Full Bathrooms

1 to 2 Half Bathrooms

7,331 to 7,985 Square Feet

\$419.45 to \$588.92 per Sold Square Foot





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Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

Closed Price Statistics

Average Price: \$3,888,800
High Price: \$4,702,500
Median Price: \$3,888,800
Low Price: \$3,075,000

Closed Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$504
High Price/Sq Ft: \$589
Median Price/Sq Ft: \$504
Low Price/Sq Ft: \$419

Figures are based on closed price after adjustments, and rounded to the nearest \$100.

Summary...

The best comparable property is 368 Thompson Mill Rd. It sold for \$4.7 M IN February of this year. I would suggest pricing it at \$4.5M to \$4.7M.

Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.



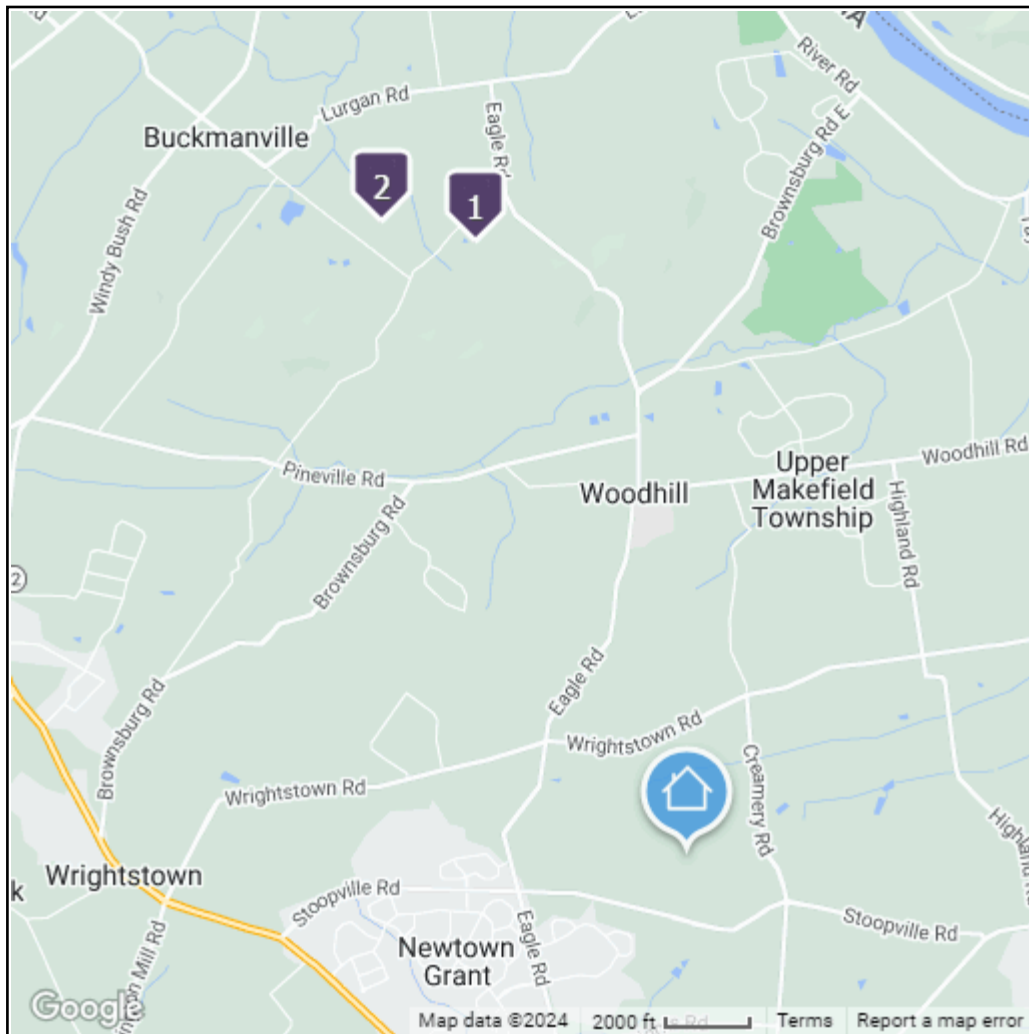


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CMA Map

This page displays the Map for the CMA Subject and your comparables.



8 Woodland Rd

1 368 Thompson Mill Rd

2 60 Street Rd



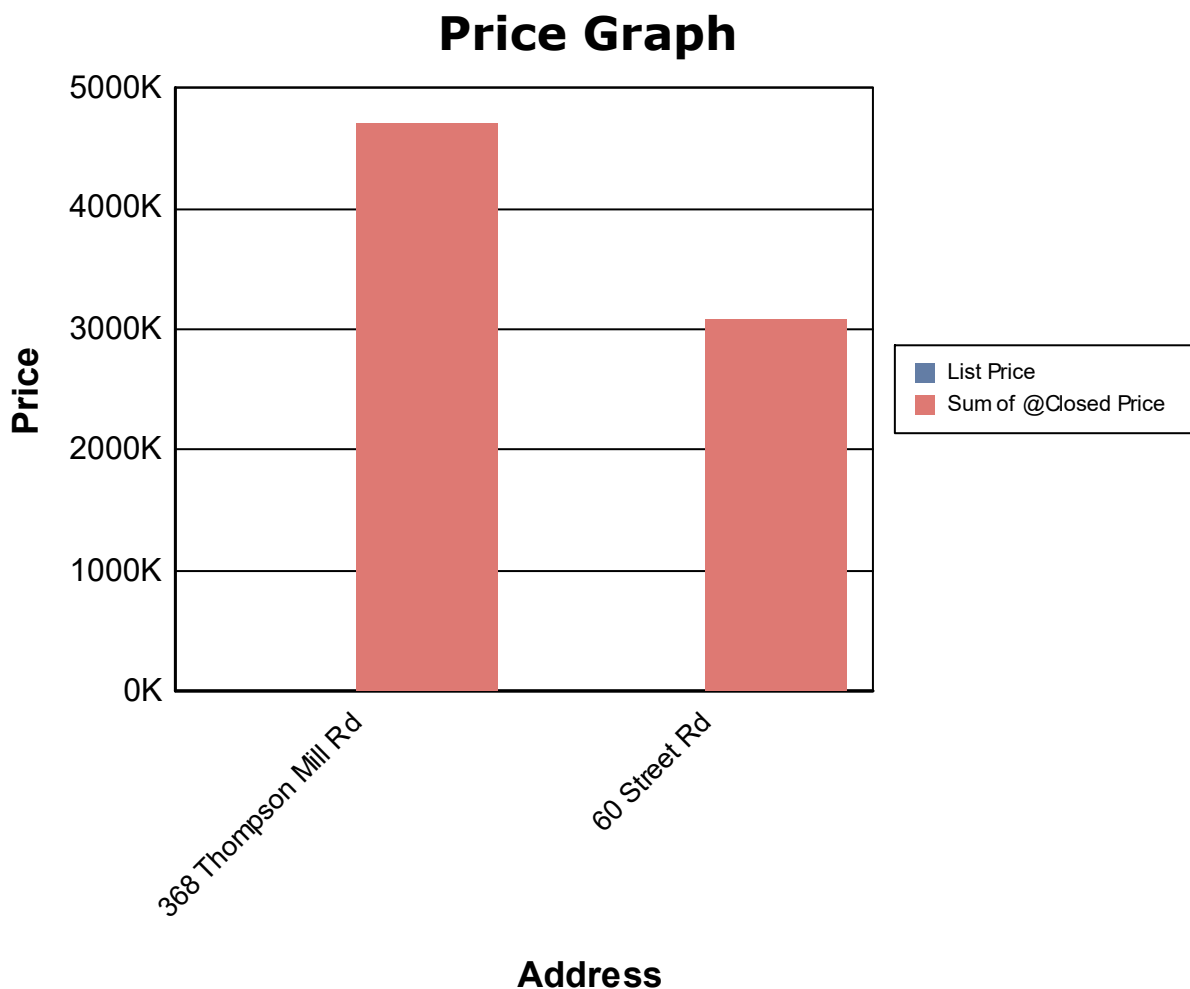


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List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.





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Results Statistics

Prepared By: Sean Ali

Listings as of 11/15/24 at 7:52 pm

Farm

Public Record Comparable Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
47-004-021-00 1	60 Street Rd	New Hope	6	5 / 1	1980	12.55	7,331			\$3,075,000		07/17/2024	0.00	
47-004-051-00 1	368 Thompson Mill Rd	Newtown	6	6 / 2	1720	12.11	7,985			\$4,702,500		02/05/2024	0.00	
# LISTINGS: 0		Medians:	6	6.5	1850	12.33	7,658			\$3,888,750			0.00	
		Minimums:	6	6.0	1720	12.11	7,331			\$3,075,000			0.00	
		Maximums:	6	7.0	1980	12.55	7,985			\$4,702,500			0.00	
		Averages:	6	6.5	1850	12.33	7,658			\$3,888,750			0.00	

Quick Statistics (0 Listings Total)

	Min	Max	Average	Median
List Price				
Closed Price	\$3,075,000	\$4,702,500	\$3,888,750	\$3,888,750
DOM				